
2. EXECUTIVE SUMMARY

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INTRODUCTION

This summary chapter provides an overview of the proposed Vista Oaks subdivision and the proposed Highlands Parcel A subdivision and the conclusions of the technical environmental analysis. This chapter also summarizes the alternatives to the proposed projects. Table 2-1, at the end of this chapter, provides a summary of the environmental effects of the proposed projects identified in each technical section of Chapter 4. The table consists of the environmental impacts, the significance of each impact, the proposed mitigation measures, and the significance of each impact after the mitigation measures are implemented.

SUMMARY OF THE PROJECT DESCRIPTION

The Vista Oaks and Highlands Parcel A project sites are located in the southeast corner of the City of Rocklin, approximately 25 miles northeast of Sacramento (see Figure 3-1, Regional Location Map). The proposed Vista Oaks project site occupies two parcels totaling approximately 93 acres, and would result in the construction of 100 single-family residences on approximately 23 acres, as well as the dedication of roughly 60.9 acres of open space on five parcels (see Figure 3-2, Project Location Map). The Highlands Parcel A project site occupies approximately 30 acres located directly east of the northern portion of the Vista Oaks site, and would result in the construction of 20 single-family residences on 5.8 acres, as well as the dedication of 22.9 acres of open space on four parcels. Both proposed projects would include bicycle and pedestrian trails; the Vista Oaks project would also incorporate a bicycle/pedestrian/emergency access bridge over Secret Ravine Creek. The project sites are also hosts to sensitive biological and cultural resources. Please refer to Chapter 3 of this Draft EIR for detailed descriptions of the proposed projects.

The Vista Oaks project consists of the development of 100 single-family dwelling units developed in three phases in three locations on the Vista Oaks project site in southeast Rocklin. Vista Oaks Phase I would involve the development of 23 single family residences in the northeastern portion of the project site. Phase II, located just south of Phase I on the eastern portion of the project site, includes the development of approximately 29 single family homes. Phase III, located in the southern portion of project site, includes the development of approximately 48 single family homes.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION

Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the areas

affected by the project(s), including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. For these areas, this Draft EIR discusses the mitigation measures that could be implemented by the City of Rocklin to reduce potential adverse impacts to a level that is considered less-than-significant. These mitigation measures are also summarized in Table 2-1 at the end of this chapter. An impact that remains significant after mitigation is considered an unavoidable adverse impact of the proposed projects. The mitigation measures presented in the Draft EIR will form the basis of the Mitigation Monitoring Program (MMP).

This Draft EIR analyzed the following impacts for the proposed projects:

Land Use

The Land Use discussion focuses on the consistency of the proposed Vista Oaks and Highlands Parcel A projects with adopted plans, and project compatibility with existing and planned adjacent land uses. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies.

The EIR found that the proposed projects would result in less-than-significant impacts to land use consistency with the General Plan, Zoning Code, and surrounding properties, upon the approval of the requested entitlements.

Because the project analysis considers both existing and planned land uses, including land use goals and policies, land use discussions do not typically include a cumulative analysis. Impacts resulting from the additive effect of the proposed projects in combination with other proposed or speculative land use plans would not occur.

Aesthetics

The Aesthetics section assesses the potential impacts from the projects' anticipated alteration of existing viewsheds as a result of the soundwalls proposed on Interstate 80, as well as the transformation of undeveloped hillsides and valley views into an area characterized by substantial surface grading and future residential development. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies.

The EIR found that a less-than-significant aesthetic impact would result from the sound wall proposed in the northern portion of the project site. The sound wall would be required for noise mitigation with buildout of Phase I of the Vista Oaks project. The EIR found that less-than-significant impacts to a scenic vista would be created due to the placement of housing on the project sites, and that the removal of oak trees on the project sites would be a less-than-significant aesthetic impact. New light and glare impacts created by implementation of the proposed projects were found to occur at less-than-significant levels in the EIR.

The EIR found that implementation of the proposed projects would result in significant and unavoidable cumulative impacts to the alteration of the visual character of the region from oak woodland/grassland to residential. In addition, the EIR found that the projects would contribute cumulative significant and unavoidable light and glare to the region.

Hydrology and Water Quality

The Hydrology and Water Quality section summarizes the drainage, flooding, and water quality characteristics of the project sites, including Secret Ravine Creek and its 100-year floodplain. In addition, the hydrology and water quality section analyzes potential impacts created from the proposed project, such as storm water flows, construction phase erosion, and operational impacts from development of the project site. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies.

The EIR found that implementation of the proposed project would result in less-than-significant impacts to both changes in peak storm water flows and the placement of housing within a 100-year floodplain. However, the EIR found that potentially significant impacts related to construction-phase erosion and the degradation of water quality would be created due to implementation of the proposed projects. Mitigation measures, which reduce the associated impacts to less-than-significant levels, were provided for these potentially significant impacts.

The EIR found that the proposed projects would result in less-than-significant cumulative hydrological impacts related to the potential for localized flooding. Cumulative impacts related to degradation of water quality were identified, but were found to be reduced to a less-than-significant level with the implementation of mitigation measures identified.

Geology

The discussion of geological effects potentially originating from the projects includes impacts related to landslides and sedimentation, as well as the potential for soil expansion and liquefaction. In addition, the effects of proposed grading cuts and fills are analyzed, and foundation support design is assessed. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies.

The EIR found that geologic features such as seismic hazards and the potential for soil erosion to occur on the project sites would be less-than-significant. However, the EIR found that a potentially significant impact would occur to other geologic conditions found on the project sites, such as liquefaction, slope stability, groundwater seepage, the presence of expansive soils, and shallow bedrock. However, the mitigation measures provided reduced the potentially significant impacts to levels found to be less-than-significant.

The proposed projects were found to contribute to the continuing buildout of Rocklin and surrounding areas as approved by the General Plan and would combine with existing and future developments to increase the potential for related geological impacts and hazards; however, potentially adverse environmental effects associated with seismic hazards, as well as those associated with geologic or soils constraints, topographic alteration, and erosion, are usually site-specific and would not combine with similar effects that could occur with other projects in Rocklin. Consequently, the proposed projects would result in less-than-significant cumulative impacts associated with geological resources and hazards.

Biological Resources

This section describes existing biological resources on the project sites, including wetlands, grasslands, and oak trees. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies. Potential impacts to the existing biological conditions are discussed and assessed, including the quantification of potential tree removal on the project sites, and mitigation measures are proposed to reduce potential impacts.

The EIR found that the proposed projects would result in less-than-significant impacts regarding loss of non-native grassland and bare ground, loss of riparian woodland, and impacts to steelhead trout and chinook salmon due to increased human activity in the area. However, the EIR concluded that the proposed projects would have potentially significant impacts regarding the following: impacts to migratory birds, impacts to western spadefoot toad, long-term loss of native oak trees, loss of freshwater emergent wetland habitat, loss of northern volcanic mudflow vernal pools and vernal pools invertebrates, impacts to special-status plants, impacts to valley elderberry longhorn beetles, impacts to steelhead rainbow trout and Chinook salmon during construction, impacts to western pond turtles during construction, impacts on water quality and special-status fish from stormwater runoff, and impacts to nesting raptors, including Swainson's hawk. All of the above potentially significant impacts include mitigation, which would reduce the projects' impacts to a less-than-significant level. Short-term impacts to oak trees, impacts to oak woodland, and cumulative impacts to biological resources would remain significant and unavoidable after mitigation.

Transportation and Circulation

Circulation of vehicular traffic is discussed in this section with regard to anticipated increases in traffic levels on both existing and proposed roadways, as well as emergency and utility access to the project sites. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies. Cumulative traffic information is also analyzed.

The EIR found that implementation of the proposed projects would result in less-than-significant traffic impacts. Traffic impacts discussed in this chapter include increased traffic on internal southeast Rocklin streets and roads in the project vicinity, increased

traffic on arterial roadway intersections under existing conditions in the vicinity of the project sites, increased traffic on internal southeast Rocklin streets under near-term conditions in the vicinity of the project sites, increased traffic on arterial roadway intersections under near-term conditions in the vicinity of the project sites, increased demand for bicycle facilities, increased demand for transit services, impacts regarding emergency vehicle access, and impacts to project area traffic during construction of the proposed projects. Cumulative impacts related to increased traffic on arterial roadway intersections in the project vicinity were found to be less-than-significant as well.

Air Quality

The discussion of potential air quality impacts resulting from project implementation includes an analysis of the existing setting, identification of impacts, and the development of mitigation measures and monitoring strategies. Operational air quality impacts are assessed, as are the consistencies of the proposed projects with existing City and regional policies. The EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and prescribes mitigation measures and monitoring strategies.

The EIR found that, although the proposed projects would increase the number of residences in the area, impacts caused by increased vehicle and area source emissions would be less-than-significant. Carbon monoxide and asbestos impacts resulting from the proposed projects were found to be less-than-significant. The release of toxic air contaminants (TACs) during project construction would constitute a potentially significant impact; however, implementation of mitigation measures would reduce the impacts to a less-than-significant level. Air quality impacts resulting from construction activities are considered to be significant for the proposed projects; because implementation of mitigation measures would not reduce the impacts to a less-than-significant level, the projects' impacts would be considered significant and unavoidable. Furthermore, cumulative impacts to air quality would be considered significant and unavoidable.

Noise

The Noise subchapter for this EIR analyzes the existing setting, defines thresholds of significance, identifies impacts, and stipulates mitigation measures and monitoring strategies. This subchapter describes the setting with respect to regional and local noise characteristics, identifies relevant regulatory information, identifies changes in ambient noise characteristics and the effects on existing and proposed sensitive receptors and potential effects of existing noise source generators.

The EIR found that noise impacts due to construction of the proposed projects (including housing units and infrastructure) would be potentially significant. Mitigation measures proposed however, reduce such impacts to less-than-significant levels. Other noise impacts analyzed in the EIR, such as traffic noise, noise reflected off of the proposed sound wall, and cumulative traffic noise, were found to be less-than-significant without mitigation.

Cultural Resources

The Cultural Resources subchapter describes the setting and details the potential impacts to historical, archaeological, and paleontological resources. This chapter of the EIR analyzes the existing setting with respect to possible historical, cultural, and paleontological resources; defines thresholds of significance; identifies impacts; and prescribes mitigation measures and monitoring strategies.

The EIR found that significant cultural resources exist on the project sites, which could be significantly impacted by development of the proposed projects. All project-specific impacts are identified as potentially significant, including impacts to known cultural resources and potential paleontological resources due to construction of the project sites; increased vandalism and artifact collecting due to the addition of residences in close proximity to resources; and inadvertent discovery of unknown cultural resources or human remains during construction activity. The implementation of mitigation measures, however, would reduce all of the above impacts to a less-than-significant level. Cumulative impacts could also result from the proposed projects, specifically the incremental loss of context for existing and future cultural resources. Mitigation measures would not reduce the cumulative impacts to a less-than-significant level; therefore the cumulative impacts to cultural resources would remain significant and unavoidable.

Cumulative Impacts

An analysis of the cumulative impacts of the proposed projects is undertaken and discussed at the end of each subchapter of the EIR in accordance with Section 15130 of the CEQA Guidelines. In addition, all of the cumulative impacts generated by the proposed projects are summarized in Chapter 5 of the EIR.

Cumulative impacts created by implementation of the proposed projects were found to be less-than-significant in the areas of hydrology and water quality, geology, transportation and circulation, and noise. Conversely, cumulative impacts to aesthetic resources, biological resources, air quality, and cultural resources were found to be significant and unavoidable impacts (See Section V, Statutorily Required Section, for a summary of each cumulative impact).

SUMMARY OF PROJECT ALTERNATIVES

The following summary describes the alternatives to the proposed projects that are evaluated for environmental impacts in this Draft EIR. A complete discussion of project alternatives is provided in Chapter 6, Alternatives Analysis.

No Development Alternative

The No Development Alternative would allow the project site to continue in its existing vacant state. This site would likely continue to be subjected to unauthorized entry by

individuals for the purposes of driving off-road vehicles and the resultant environmental harm thereto. Under this alternative, the City of Rocklin would not approve development for the project site. This non-development alternative is characterized primarily by the benefits of continued open space in the existing Vista Oaks and Highlands Parcel A project areas. The No Development Alternative would not meet any of the project objectives.

Buildout Pursuant to Existing General Plan Alternative (General Plan Alternative)

The General Plan Alternative would allow the project sites to be built out under the existing land use set forth in the City of Rocklin General Plan. The Vista Oaks project site is currently designated as 44.1 acres of Recreation Conservation (R-C), 46.3 acres of Low Density Residential (LDR), and 2.7± acres of Rural Residential (RR). The Highlands Parcel A projects site is currently designated as 4.9 acres of R-C and 25.2 acres of LDR. The LDR and RR land use designations allow for the development of detached single-family dwellings and the R-C designation provides for open space, conservation, parkways, and recreation. The LDR designation specifies a development intensity of one to three dwelling units per acre (du/ac). The RR designation specifies a development intensity of less than one du/ac. Using the General Plan land use densities, the Vista Oaks site could include up to 141 residential units (138.9 under LDR and 2.7 under RR), and the Highlands Parcel A site could generate up to 75 low-density residential units, for a total of 216 units. As a comparison, the proposed Vista Oaks and Highlands Parcel A projects would result in the development of 100 and 20 residential units, respectively.

Although the General Plan Alternative would include more homes, Phase I of the Vista Oaks project site would not be built out under this Alternative. The General Plan Alternative would include the development of Phases II and III of the Vista Oaks project and the Highlands Parcel A project as currently proposed under the General Plan, without development occurring in the northern 9.9 acres of the Vista Oaks project site. This northern 9.9 acre area includes Lots 1 through 23 and an active park under the proposed projects. The General Plan, however, designates Phase I of the proposed Vista Oaks project as R-C, so this portion would not be built out with residential uses under the General Plan Alternative. Even so, the overall acreage to be developed for residential uses would increase under the General Plan Alternative on the Vista Oaks site from 33.7 LDR acres under the proposed project to 46.3 LDR acres and 2.7 RR acres under the General Plan. The amount of residential acreage would also increase on the Highlands Parcel A from 24.5 under the proposed project to 25.2 acres under the General Plan Alternative.

The General Plan Alternative would therefore result in the development of a greater number of residential units than the proposed projects on more acreage, but would not result in the development of residential units in the northernmost portion of the Vista Oaks site. The General Plan Alternative would meet most of the proposed projects' objectives.

No Bridge Alternative

The Pedestrian/Emergency Access Bridge is currently part of the proposed projects within the Vista Oaks project site. The Bridge would be 12 feet across, 125 feet long, and would consist of five spans each 25 feet long. The Bridge would be designed to accommodate a 40,000-pound fire truck and would serve both as a bicycle and pedestrian bridge, as well as an emergency vehicle access point. Under the No Bridge Alternative, the Vista Oaks and Highlands Parcel A projects as currently proposed would remain the same, with the exception of the bridge. The No Bridge Alternative would meet most of the projects' objectives.

Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative

The Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative would include the same development levels as proposed for Phases 2 and 3, but would not include development of Phase 1 or the 125-foot bridge (eliminating Phase 1 from the proposed project would eliminate the need for a bridge crossing). However, the park within the Vista Oaks Phase 1 portion of the project site would be included in this Alternative, with sole access from China Garden Road. This Alternative would eliminate Vista Oaks Lots 1 through 23, resulting in the development of a fewer number of residential units on less acreage than the proposed projects. Because residences in the Phase 1 portion of the Vista Oaks project site along Interstate 80 would not be constructed as part of this Alternative, the noise barrier along the row of residences in the Phase 1 portion of the Vista Oaks project site would not be required as part of this alternative. This Alternative would meet most of the proposed projects' objectives.

No Lots 70 through 79, 99, and 100 Alternative

The No Lots 70 through 79, 99, and 100 Alternative would, with the exception of Lots 70 through 79, 99, and 100, include the same residential development, as well as the same infrastructure and other related development, as the proposed projects. The No Lots 70 through 79, 99 and 100 Alternative would not include the development of Lots 70 through 79, 99, and 100, which total approximately 2.58 acres, in the Phase 3 portion of the Vista Oaks project site. The backyards of these lots, as proposed under the Vista Oaks project, face I-80 and are therefore subject to significant noise. The inclusion of these lots under the proposed project requires either a mitigating sound wall(s) at I-80 or a patio wall at the backyard lot lines of these residences. Therefore, the elimination of these lots would eliminate the need for the portion of the sound wall at the southern end of the project site along I-80, or the patio walls along the backyard lot lines of these residences, depending upon which attenuation method is required by the City.

Environmentally Superior Alternative

Designating an environmentally superior alternative depends largely upon which environmental effects one considers most important. Other factors of importance include urban design, economics, social factors, and fiscal considerations.

Of the alternatives analyzed, the Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative provides the greatest reduction in the level of environmental impacts while meeting the overall objectives of the project, such as being consistent with City's General Plan policies, assisting in the improvement of the City's long-range circulation plan, accommodating alternative modes of transportation, preserving open space, and providing housing and recreational opportunities. The Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative would reduce impacts to land use, aesthetics, hydrology and water quality, geology, biological resources, transportation, air quality, noise, and cultural resources. The Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative meets the projects' objectives, albeit with a reduced number of dwelling units, while reducing all environmental impacts. In addition, the Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative supports General Plan goals, such as the Land Use Element goal to "protect, and provide land to ensure sufficient residential development to meet community need"; the Open Space, Conservation and Recreation Element goal to "protect, and conserve natural resources, open space, and recreation lands in the City; and provide opportunities for recreational activities to meet citizen needs"; the Circulation Element goal to "provide and maintain a safe and efficient system of streets, highways, and public transportation to meet community needs and promote sound land use"; the Community Safety Element goal to "minimize the danger of natural and man-made hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, other natural disasters, and man-made dangers"; and the Public Services and Facilities goal to "ensure that adequate public services and facilities are provided to meet the needs of residents of the City." Therefore, the Proposed Projects Without Vista Oaks Phase 1 and Bridge Alternative is the Environmentally Superior Alternative.

**Table 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
4.2 Land Use			
4.2I-1 Land use consistency with adopted General Plan and zoning designations and policies.	LS	<i>None required.</i>	N/A
4.2I-2 Incompatibility with existing or planned surrounding land uses.	LS	<i>None required.</i>	N/A
4.3 Aesthetics			
4.3I-1 Alteration or degradation of the visual character and quality of the area.	LS	<i>None required.</i>	N/A
4.3I-2 Degradation of the visual character or quality of the project site as a result of tree removal.	LS	<i>None required.</i>	N/A
4.3I-3 Impacts related to a change in the visual resources from adjacent residences.	LS	<i>None required.</i>	N/A
4.3I-4 Impacts related to light and glare.	LS	<i>None required.</i>	N/A
4.3I-5 Cumulative impacts to the visual character of the region as a result of conversion of the project site from oak woodland/grassland to residential uses.	S	<i>None feasible.</i>	SU
4.3I-6 Cumulative impacts related to light and glare.	S	<i>None feasible.</i>	SU

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4.4 Hydrology and Water Quality				
4.4I-1	Impacts related to change in peak stormwater flows.	LS	<i>None required.</i>	N/A
4.4I-2	Exposure of future and adjacent residents to hazards associated with a 100-year flood event.	LS	<i>None required.</i>	N/A
4.4I-3	Impacts related to construction-phase erosion.	PS	<p><i>4.4MM-3a Prior to any grading or construction activities, the applicant shall obtain a General Construction Activity Stormwater Permit as part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board. The permit is required to control both construction and operation activities that may adversely affect water quality. The applicant shall also prepare a Stormwater Pollution Prevention Plan (SWPPP) that describes the site, erosion and sediment controls using Best Management Practices (BMPs) and Best Available Technologies, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control. Typical BMPs that could be used during construction of the proposed projects include, but are not limited to the following:</i></p> <ul style="list-style-type: none"> <i>Temporary facilities such as straw wattles and sandbags may be used during construction.</i> 	LS

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		<p><i>Temporary facilities will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs during construction to ensure they function properly.</i></p> <p><i>4.4MM-3b Prior to any grading or construction activities, the applicant shall comply with the provisions of Attachment 4 of the City's Stormwater Permit to the satisfaction of the Public Works Director. These provisions shall also be applicable to the limited graded lots on Phase 1 of the Vista Oaks project site.</i></p> <p><i>4.4MM-3c Work shall be scheduled to minimize construction activities in "high-risk" areas and the amount of active disturbed soil areas, during the rainy season (October 15 through May 1). "High-risk areas" include those areas within 50 feet of the USGS water courses, 100-year floodplains, regulated wetlands, and where slopes exceed 16 percent. Unless specifically authorized by the City Engineer or his designees during the rainy season, the developer shall not schedule construction activities in the "high-risk areas" or schedule to have more area of</i></p>	

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		<p><i>active disturbed soil area than can be managed in conformance with the regulations of the City of Rocklin, the Water Quality Control Board, or any other agency having jurisdiction in this area.</i></p> <p>It should be noted that Mitigation Measure 4.4MM-4a through -4c would also serve to reduce erosion impacts.</p>	
4.4I-4 Impacts related to degradation of water quality.	PS	<p><i>4.4MM-4a Appropriate Best Management Practices (BMPs) and Best Available Technologies (BATs) shall be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Storm water runoff BMPs selected from the Storm Water Quality Task Force, the Bay Area Storm Water Management Agencies Association <u>Start at the Source – Design Guide Manual</u>, or equally effective measures shall be identified prior to final design approval.</i></p> <p><i>To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall be identified in the conditions of approval and on improvement plans. Typical BMPs and BATs that could be used at the proposed projects include, but are not</i></p>	LS

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		<p><i>limited to, the following:</i></p> <ul style="list-style-type: none"> • <i>Application of appropriate signage to all storm drain inlets indicating that they outlet to the natural drainageways;</i> • <i>Installation of Educational Tributary Signs that identify waterways at street and trail locations that are visible to pedestrians. Signs should contain information such as water body name, elevation, latitude and longitude, salmon spawning habitat, and distance to Pacific Ocean in miles.</i> • <i>Application of a street sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainages;</i> • <i>Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment;</i> • <i>Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows;</i> • <i>Prompt application of soil protection and slope stabilization practices to all disturbed areas;</i> • <i>Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of</i> 	

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		<p>outlet device that is above the bottom of the basin or a small rip-rapped berm over which the treated water can flow);</p> <ul style="list-style-type: none"> • Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground; • Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets; and • Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground. <p>Selected BMPs shall be noted on the Improvement Plans submitted by the applicant for the proposed projects.</p> <p>4.4MM-4b Project construction shall be restricted within 100 feet of Secret Ravine Creek or the Aguilar Road tributary to the dry months of the year (i.e., May through October).</p> <p>4.4MM-4c Provisions for the maintenance and periodic inspection of permanent facilities outside of the public right-of-way (e.g. sand/oil separators, filters, and other BMPs/BATs) shall be provided for in the Covenants Conditions and</p>	

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		<i>Restrictions (CC&Rs) of the Homeowners' Association (HOA). These provisions would include periodic inspection, cleaning, and the replacement of filter materials by the HOA, as necessary to retain the integrity of the BMPs.</i>	
4.4I-5 Cumulative hydrological impacts related to the potential for localized flooding.	LS	<i>None required.</i>	N/A
4.4I-6 Cumulative impacts related to degradation of water quality.	PS	Implement Mitigation Measures 4.4MM-3a and -3b and 4.4MM-4a through -4c.	LS
4.5 Geology			
4.5I-1 Impacts related to slope stability.	PS	<p><i>4.5MM-1 Prior to the approval of Improvement Plans, geotechnical studies shall be completed for anticipated development of the major roads, to evaluate soil and rock conditions to provide allowable gradients for cut and fill slopes as well as appropriate construction techniques. The studies shall be submitted for the review and approval of the City Engineer.</i></p> <p><i>The developer shall submit Improvement Plans for the review and approval of the City Engineer prior to any grading on the project site. The City Engineer's review shall include but not be limited to the following:</i></p> <ul style="list-style-type: none"> <i>• Fill placed on slopes steeper than a 6:1 slope</i> 	LS

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		<p>gradient (horizontal to vertical), shall be provided with a base key at the toe of the fill slope. The base key shall extend approximately two feet (vertically) into firm material. Fill slopes constructed on the site are expected to be stable if they are constructed on gradients no steeper than 2:1 (horizontal to vertical) and are provided with a base key.</p> <ul style="list-style-type: none"> • Cut slopes in surficial soil or stream deposits shall not exceed a 2:1 gradient. Cut slopes in underlying rock may be stable at gradients up to 1.5:1 depending on the degree of cementation, groundwater seepage, and the orientation of fractures. 	
4.5I-2 Impacts related to grading/alteration of topography.	LS	<i>None required.</i>	N/A
4.5I-3 Impacts related to seismic hazards.	LS	<i>None required.</i>	N/A
4.5I-4 Impacts related to groundwater seepage.	PS	<p>4.5MM-4 Prior to any grading or construction activities, the City Engineer shall review the plans to ensure they indicate that if shallow ground water exists at the time of proposed grading, subdrainage shall be installed in advance of the grading operations to de-water soils within the depth of influence of grading to the extent reasonable. A qualified geologist and/or geotechnical engineer shall estimate the configuration and design of the subdrain systems during exposure of field conditions</p>	LS

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**Table 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<i>at the time of or immediately before construction. The contractor may also recommend an alternative which may be mutually agreed upon by the City Engineer and Public Works Director.</i>	
4.5I-5 Impacts related to foundation support/expansive soil.	PS	<p>4.5MM-5 <i>Prior to the approval of the Improvement Plans or Final Map, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:</i></p> <ul style="list-style-type: none"> • <i>Recommendations for building pad and footing construction;</i> • <i>Use of soil stabilizers or other additives; and</i> • <i>Recommendations for surface drainage.</i> 	LS
4.5I-6 Impacts related to soil erosion.	PS	Implement Mitigation Measure 4.4MM-3a through -3c.	LS
4.5I-7 Impacts related to shallow bedrock/rock excavatability.	PS	<p>4.5MM-7 <i>If blasting activities are to occur in conjunction with the improvements, the contractor shall conduct the blasting activities in compliance with state and local regulations. The contractor shall obtain a blasting permit from the</i></p>	LS

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		<i>City of Rocklin prior to commencing any on-site blasting activities. The permit application shall include a description of the work to be accomplished and a statement of the necessity for blasting as opposed to other methods considered including avoidance of hard rock areas and safety measures to be implemented such as use of blast blankets. The contractor shall coordinate any blasting activities with police and fire departments to insure proper site access and traffic control, and public notification including the media, nearby residents, and businesses, as determined appropriate by the Rocklin Police Department. Blasting specifications and plans shall include a schedule that outlines the time frame in which blasting will occur in order to limit noise and traffic inconvenience. A note to this effect shall be included on the project's Improvement Plans.</i>	
4.5I-8 Cumulative impacts related to the continuing buildout of Rocklin and surrounding areas as approved by the General Plan that could increase the potential for related geological impacts and hazards.	LS	<i>None required.</i>	N/A
4.6 Biological Resources			
4.6I-1 Impacts related to loss of non-	LS	<i>None required.</i>	N/A

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
native grassland and bare ground.			
4.6I-2 Impacts to special-status animal species.	PS	4.6MM-2a <i>If construction is proposed by the developer during the breeding season (February-August) of special-status migratory bird species, the project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction migratory bird survey of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified biologist in order to identify active nests of any special-status bird species on the project sites. The results of the survey shall be submitted to the Community Development Department. If active nests are not found during the pre-construction survey, further mitigation is not required. If active nests are found, an adequately sized temporary non-disturbance buffer zone shall be determined based on CDFG consultation, shall be established around the active nest. Intensive new disturbances (e.g., heavy equipment activities associated with construction) that may cause nest abandonment or forced fledging shall not be initiated within this buffer zone between March 1 and September 1. Any trees containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (September to January).</i>	LS

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		<p>4.6MM-2b Although surveys are not required, if a horned lizard is observed on the site, work shall cease in the area until the lizard can be moved to a safe location consistent with CDFG regulations. The above shall be completed for the review and approval by the City Engineer.</p> <p>4.6MM-2c A pre-construction survey for western pond turtle shall be conducted by a qualified biologist prior to any grading or construction activity, to determine presence or absence of this species in the project site. If construction is planned after April 1st, this survey shall include looking for turtle nests within the construction area. If northwestern pond turtles are not found within the project site, no further mitigation is required. If juvenile or adult turtles are found within the proposed construction area, the individuals shall be moved out of the construction site with technical assistance from CDFG. If a nest is found within the construction area, construction shall not take place within 30 meters (100 feet) of the nest until the turtles have hatched.</p> <p>If a turtle is observed on the site, work shall cease in the area until the turtle can be moved to a safe location consistent with CDFG regulations. The above shall be completed for the review and approval by the City Engineer. The survey shall be valid for one year; if construction does not take place within one year of the</p>	

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		<p><i>survey, a new survey shall be conducted.</i></p> <p><i>4.6MM-2d Although surveys are not required, if a yellow-legged frog is observed on the site during the construction phase, work shall cease in the area until the frog can be moved to a safe location consistent with CDFG regulations. The above shall be completed for the review and approval by the City Engineer.</i></p> <p><i>4.6MM-2e A pre-construction protocol-level survey for western spadefoot toad shall be conducted by a qualified biologist prior to any grading or construction activity, to determine presence or absence of this species on the project sites. The survey shall be conducted in accordance with all applicable CDFG guidelines. If western spadefoot toads are not found within the project site, no further mitigation is required. If juvenile or adult spadefoot toads are found within the proposed construction area, the individuals shall be moved out of the construction site with technical assistance from CDFG. If spadefoot toad eggs are found within the construction area, construction shall not take place within 30 meters (100 feet) of the nest until the toads have hatched.</i></p> <p><i>If a spadefoot toad is observed on the site, work shall cease in the area until the frog can be moved to a safe</i></p>	

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<i>Impact</i>		<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
			<i>location consistent with CDFG regulations. The above shall be completed for the review and approval of the City Engineer. The survey shall be valid for one year; if construction does not take place within one year of the survey, a new survey shall be conducted.</i>	
4.6I-3	Impacts to steelhead and Chinook salmon due to increased recreational activity in and around Secret Ravine Creek.	LS	<i>None required.</i>	N/A
4.6I-4	Construction-related impacts to steelhead trout and Chinook salmon.	PS	<p>Implement Mitigation Measure 4.4MM-4a through -4c.</p> <p>The following mitigation measures are identified for the Vista Oaks project.</p> <p><i>4.6MM-4a Prior to any grading or construction activities; the proposed bridge shall be designed to be consistent with Southeast Rocklin Circulation Element policies 16 through 39, 41, and 44, and in consultation with the CDFG so as to ensure year-round passage of steelhead and Chinook through the area. The bridge shall be designed so that it traverses the creek in a manner that does not in any way impede its current flow.</i></p> <p><i>4.6MM-4b Per Southeast Rocklin Circulation Element Policy 25, once the precise location of any creek crossing is determined, the construction zone (corridor) shall be</i></p>	LS

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		<p><i>flagged to allow easy identification. Heavy equipment shall be operated only within this designated corridor.</i></p> <p>The following mitigation measures are identified for the Vista Oaks and Highlands Parcel A projects.</p> <p><i>4.6MM-4c Per Southeast Rocklin Circulation Element policy 28, construction within or along the channel shall be restricted to the time period selected by the CDFG, typically July 1 – September 30, the period in which there is very little water in the channel and in which movement of steelhead and Chinook salmon within the project area is expected to be minimal. Steelhead or salmon redds downstream from the site are not likely to be adversely affected, directly or indirectly, if construction occurs during this time. Furthermore, impacts to the movement of anadromous fishes through the project area should be minimal during this time.</i></p> <p><i>4.6MM-4d Debris, soil, silt, sand, bark, slash, sawdust, cement, concrete, washings, petroleum products or other organic or earthen material shall not be allowed to enter into or be placed where it may be washed by rainfall or runoff into Waters of the State. Per Southeast Rocklin Circulation Element policy 20, a siltation and erosion and control program for stream crossing areas shall be designed and implemented prior to construction to the</i></p>	

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			<i>satisfaction of the City Engineer, and the Public Works inspector shall monitor ongoing construction activities to assure compliance. In addition, the project shall comply with the requirements of the Streambed Alteration Agreement and shall institute Best Management Practices (BMPs) as identified in the agreement, and in the project's stormwater management plan. The mitigation measures above shall be completed for the review and approval of the City Engineer.</i>	
4.6I-5	Operational impacts to water quality and special-status fish from stormwater runoff.	PS	Implement Mitigation Measure 4.4MM-4a through -4c.	LS
4.6I-6	Short-term impacts to native oak trees.	S	4.6MM-6a <i>Prior any grading or construction activities, for oak trees six inches in diameter or greater that are to be removed, the project applicant shall comply with provisions of the City of Rocklin Tree Ordinance (Chapter 17.77 of the Rocklin Municipal Code (Ordinance 676) and policy 37 of the Southeast Rocklin Circulation Element, including payment of fees and/or replacement of trees. Some of the requirements include but are not limited to the replacement of trees or payment of an in-lieu fee for the removal of oak trees (the City of Rocklin Oak Tree Preservation Guidelines) and that trees to be retained near the construction alignment of any road shall be fenced in accordance with the Oak Tree Ordinance to prevent access by heavy equipment. Prior to the removal of any oak trees, the</i>	SU

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			<p><i>project applicant shall obtain a tree permit from the City, which will include provisions for replacing lost trees. All replacement trees shall be of a 15-gallon size and shall be planted on residential lots and open space areas. The plan shall specify monitoring requirements including required inspections for at least a five-year period. The above shall be done for the review and approval of the Community Development Director.</i></p> <p>4.6MM-6b <i>If adequate locations cannot be found to replace all removed oak trees, then the remaining mitigation requirement may be met through payment into the existing City of Rocklin Tree Preservation Fund at the rate and formula specified in the City of Rocklin Municipal Code. Such payments shall be made prior to any grading or construction activities, with the review and approval by the Community Development Director.</i></p>	
4.6I-7	Long-term impacts to native oak trees.	PS	Implement Mitigation Measures 4.6MM-6a through -6b.	LS
4.6I-8	Impacts to freshwater emergent wetland habitat.	PS	<p>4.6MM-8a <i>Prior to issuance of Improvement Plans, the City shall require the project applicant and/or any developers to mitigate impacts to ensure the avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers</i></p>	LS

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		<p>(ACOE), under Section 404 of the Clean Water Act, and under Sections 1600-1607 of the California Fish and Game Code, as administered by the CDFG, which includes obtaining all required permits from the ACOE and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements. If CDFG determines that an SAA is warranted, the SAA may include conditions such as:</p> <ul style="list-style-type: none"> • Protection and maintenance of the riparian, wetland, stream or lake systems to ensure a “no-net-loss” of habitat value and acreage. Vegetation removal shall not exceed the minimum necessary to complete operations. • Provisions for the protection of at-risk fish and wildlife resources that consider various life stages, maintain migration and dispersal corridors, and protect essential breeding (i.e., spawning, nesting) habitats. • Delineation of buffers along stream and wetlands to provide adequate protection to the aquatic resource. Grading or construction activities shall not be allowed within these buffers. • Placement of construction materials, soils, or fill such that they cannot be washed into a stream or 	

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		<p>lake.</p> <ul style="list-style-type: none"> • Prevention of downstream sedimentation and pollution. Provisions may include but not be limited to oil/grit separators, detention ponds, buffering filter strips, silt barriers, etc. to prevent downstream sedimentations and pollution. • Restoration plans shall include performance standards such as the types of vegetation to be used, the timing of implementation, and contingency plans if the replanting is not successful. Restoration of disturbed areas shall utilize native vegetation. <p>In order to comply with Public Resources Code Section 21081.6, a detailed monitoring program shall be developed for all mitigation conditions within the SAA. The monitoring program shall include but not be limited to the following:</p> <ul style="list-style-type: none"> • Specific criteria to measure the effectiveness of mitigation. • Annual monitoring for a minimum of five years. Annual written reports submitted to the lead agency and the DFG Sacramento Valley-Central Valley Sierra Region. The annual monitoring reports shall include corrective recommendations that shall be implemented in order to ensure that mitigation efforts 	

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		<p style="text-align: center;"><i>are successful.</i></p> <p>4.6MM-8b <i>Prior to any grading or construction activities, the project proponent shall apply for and obtain a permit from the ACOE. The project proponent shall comply with the terms and conditions of the permit.</i></p> <p>4.6MM-8c <i>Prior to any grading or construction activity, the applicant shall choose from the various options available to mitigate for the loss wetlands. Various options include the following:</i></p> <ul style="list-style-type: none"> • <i>Mitigation credits in the amount specified by the ACOE, the CDFG, and/or the USFWS as applicable, may be purchased from a previously approved mitigation bank in the region. Such purchase would be approved by the appropriate agencies. This mitigation measure shall be implemented prior to any grading or construction activity, with the review and approval by the City Engineer.</i> • <i>Prior to any grading or construction activity, the applicant may construct replacement wetlands either on-site, or at an approved off-site location based on the mitigation ratio's determined though the permitting process, with the review and approval by the City Engineer. Adequate area shall be available</i> 	

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		<p><i>on-site, along Secret Ravine Creek and/or within the 100-year floodplain, for seasonal wetland mitigation.</i></p> <p><i>In addition, a detailed wetland restoration plan shall be prepared in consultation with a qualified restoration biologist. This detailed wetland restoration plan shall provided for the replacement of lost wetland habitat area for replacement wetlands as well as the location of on-site restoration opportunities, complete with an analysis of the technical approach to create high quality wetlands.</i></p> <p><i>In the event that on or off-site wetlands are to be constructed, the project proponent shall comply with the recommendations and conditions contained in the ACOE permit. As discussed in the Hydrology and Water Quality chapter of this EIR, water quality in the wetland areas shall be protected using approved erosion control techniques during construction on the project site (see Mitigation Measure 4.4MM-4a). Urban runoff shall also be managed to protect water quality of the wetland areas.</i></p>	
4.6I-9 Impacts to natural habitat, including the loss of oak woodland and riparian woodland.	S	Implement Mitigation Measures 4.6MM-6a and -6b.	SU
4.6I-10 Impacts to northern volcanic	PS	<i>4.6MM-10 Project design shall avoid vernal pool habitat if feasible.</i>	LS

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mudflow vernal pools and vernal pool invertebrates.		<p><i>If avoidance is not feasible, prior to any grading or construction activities, a pre-construction protocol-level survey (2 years worth of surveying) shall be conducted on the project sites by a qualified biologist in order to identify the presence of any vernal pool-associated special-status plant or animal species on the project sites. The project applicant may choose the option of assuming the presence of vernal pool-special status plants and/or species rather than conducting a 2-year pre-construction protocol-level survey. Assuming the presence would include appropriate mitigation ratios and options. Furthermore, if the project applicant chooses to conduct surveys, the results of the surveys shall be submitted to CDFG and the Community Development Department for review.</i></p> <p><i>a. If (during the 2-year pre-construction protocol-level survey) special-status plant or animal species or both are determined not to occur on site, an off-site preservation/loss ratio of 2:1 shall be implemented.</i></p> <p><i>b. If (during the 2-year pre-construction protocol-level survey) any special-status species are displaced, a 3:1 mitigation ratio will be utilized. Mitigation requirements may be met through one of the following means, with the review and approval by the Community Development Director:</i></p>	

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		<ol style="list-style-type: none"> 1. The purchase of vernal pool preservation credits at an approved mitigation or conservation bank in the region; 2. The purchase and set aside of acreage within or adjacent to an existing vernal pool preserve in the region. Preserves should be sufficiently large as to ensure viability and manageability, and should include adequate natural uplands and buffer areas to prevent encroachment by adverse human activities. Preserves should be located as near as possible, have a similar hydrologic regime, and occur on the same soil type as those being lost, to conserve local genetic interactions and provide habitat for species important in these interactions; or 3. Payment of fees into the Vernal Pool Mitigation Account established by the U.S. Fish and Wildlife Service and managed by the Center for Natural Lands Management. <p>The vernal pools were identified in both of the wetland delineation reports previously referenced (Gibson & Skordal 1999, ECORP Consulting 2001). The delineation of these pools has been verified by the ACOE. Should it be documented, or assumed, that vernal pool fairy shrimp occur on this site, authorization for the take of these resources could be provided through an existing</p>	

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		<i>programmatic Section 7 consultation between the ACOE and USFWS which would include appropriate mitigation ratios and options.</i>	
4.6I-11 Impacts to special-status plants.	PS	<p><i>4.6MM-11 Prior any grading or construction activities, pre-construction protocol-level surveys shall be conducted by a qualified biologist on the portions of the project sites planned for development, in order to identify the presence of any of the special-status plant species identified in Table 4.6-1. Pre-construction protocol-level surveys shall be conducted during the appropriate blooming period (March-October) for all plant species to adequately ensure recognition of potentially-occurring species. Because the blooming period of all potentially-occurring plant species covers a wide range, a minimum of three focused rare plant surveys timed approximately one month apart are recommended from April through June to cover the peak blooming period. The results of the surveys shall be submitted to CDFG and the Community Development Department for review.</i></p> <p><i>If, as a result of the survey(s), special-status plant species are determined not to occur on the sites, further action shall not be required. If special-status plant species are detected on either site, locations of these occurrences shall be mapped with GPS and consultation with CDFG shall be initiated, and a mitigation plan shall be prepared based on the consultation. The plan shall detail the</i></p>	LS

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		<i>various mitigation approaches to ensure no net loss of plant species.</i>	
4.6I-12 Impacts to valley elderberry longhorn beetle (VELB).	PS	<p>4.6MM-12a <i>The City shall require the project applicant and/or any developers filing tentative maps to mitigate impacts to elderberry shrubs hosting the Valley Elderberry Longhorn Beetle by avoiding any net loss of such shrubs. Such avoidance may be achieved by entering into a formal consultation with the USFWS by obtaining the necessary take permit for VELB, and by taking all necessary steps required to comply with the take permit issued by USFWS for avoidance and replacement of elderberry shrubs consistent with USFWS guidelines.</i></p> <p>4.6MM-12b <i>Prior to any grading or construction activities, elderberry shrubs on the project site shall be protected and incorporated into the landscape or open space areas, if feasible. Prior to the commencement of any grading or construction activities, the applicant shall place protective fencing around elderberry shrubs not scheduled for removal, creating a 100-foot buffer protection zone. All construction activities and equipment shall remain outside of the 100-foot buffer protection zone throughout the construction period. It should be noted that the 100-foot buffer protection zone may not be able to be provided in all instances during construction. The applicant shall consult with USFWS prior to construction to determine what measures shall be taken</i></p>	LS

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		<p><i>to reduce impacts of construction activities to the elderberry shrubs. In addition, construction activities shall be monitored by a qualified biologist.</i></p> <p><i>4.6MM-12c If impacts to individual elderberry bushes cannot be avoided, the City will require mitigation consistent with the USFWS requirement for transplantation and/or replacement. Each elderberry stem measuring 1.0 inch or greater in diameter at ground level that is adversely effected (i.e., transplanted or destroyed) must be replaced with elderberry seedlings or cuttings at a ratio ranging from 2:1 to 5:1 (new plantings to affected stems) dependent on the presence/absence and density of beetle exit holes in the effected bush. The exact ratio and specific conditions related to the transplantation or replacement requirement would be determined through consultation with the USFWS.</i></p>	
4.6I-13 Impacts to nesting raptors.	PS	<p><i>4.6MM-13a Prior to any grading or construction activity, the project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction breeding-season survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the Proposed Project site.</i></p>	LS

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		<p><i>If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.</i></p> <p><i>A report shall be submitted to the City of Rocklin following the completion of the survey that includes, at the minimum, the following information:</i></p> <ul style="list-style-type: none"> • <i>A description of methodology including dates of field visits;</i> • <i>the names of survey personnel with resume;</i> • <i>a list of references cited and persons contacted;</i> • <i>and a map showing the location(s) of any raptor nests observed on the project site.</i> <p><i>If the above survey does not identify any nesting raptor species on the project site, further mitigation would not be required. However, should any raptor species be found nesting on the project site, the following mitigation measures shall be implemented.</i></p> <p><i>4.6MM-13b Prior to any grading or construction activities, the following mitigation measures shall be completed for the review and approval by the City Engineer. The project applicant, in consultation with the City of Rocklin and CDFG, shall avoid all birds of prey nest sites located in</i></p>	

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		<p><i>the project site during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone would be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.</i></p> <p><i>4.6MM-13c If the nest of any legally-protected species is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.</i></p>	
4.6I-14 Cumulative impacts related to loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region.	S	Implement Mitigation Measures 4.6MM-2, and 4.6MM-4 through 4.6MM-13.	SU
4.7 Transportation and Circulation			
4.7I-1 Impacts associated with increased traffic on internal southeast Rocklin streets and	LS	<i>None required.</i>	N/A

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Table 2-1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
roads in the project vicinity as a result of the development of the proposed projects.			
4.7I-2 Impacts associated with increased traffic on arterial roadway intersections in the vicinity of the project sites.	LS	<i>None required.</i>	N/A
4.7I-3 Impacts associated with demand for bicycle facilities.	LS	<i>None required.</i>	N/A
4.7I-4 Impacts associated with increased demand for transit services.	LS	<i>None required.</i>	N/A
4.7I-5 Impacts regarding emergency vehicle access on and surrounding the proposed project.	LS	<i>None required.</i>	N/A
4.7I-6 Increased traffic on project area roadways during construction of the proposed projects.	LS	<i>None required,</i>	N/A
4.7I-7 Cumulative impacts resulting in increased traffic on arterial roadway intersections and roadway segments in the vicinity of the project sites.	LS	<i>None required.</i>	N/A

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
4.8 Air Quality			
4.8I-1 Impacts resulting from increased vehicle and area source emissions.	LS	<i>None required.</i>	N/A
4.8I-2 Impacts related to construction-generated pollutants.	S	<p>4.8MM-2a <i>Prior to groundbreaking, the applicant shall submit a dust control plan to the City Engineer and the Placer County Air Pollution Control District. This plan shall identify adequate dust control measures, including those in the “Mitigation for Air Quality Impacts” form, and otherwise comply with the mandates of the General Plan, including General Plan policies 49 through 52, and the Southeast Rocklin Circulation Element, including Southeast Rocklin Circulation Element policies 50 through 52.</i></p> <p>4.8MM-2b <i>Construction equipment exhaust emissions shall not exceed District Rule 202 <u>Visible Emission</u> limitations.</i></p> <p>4.8MM-2c <i>Prior to groundbreaking, the applicant/developer shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horse power or greater) that will be used in the aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, shall conduct</i></p>	SU

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<p><i>initial Visible Emission Evaluations on all heavy-duty equipment on the inventory list. Vehicles used in construction on-site shall comply with standards for on- and off-road heavy-duty vehicle engine emission opacities as defined in California Code of Regulations, Title 13, sections 2180-2194.</i></p> <p><i>4.8MM-2d Prior to groundbreaking, an enforcement plan shall be established in coordination with the Placer County Air Pollution Control District to weekly evaluate project-related on- and off-road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An Environmental Coordinator, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement.</i></p> <p><i>4.8MM-2e Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:</i></p> <ul style="list-style-type: none"> <i>• 175hp-750hp 1996 and newer engines</i> <i>• 100hp-174hp 1997 and newer engines</i> 	

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			<ul style="list-style-type: none"> 50hp-99hp 1998 and newer engines <p>4.8MM-2f Construction contracts shall require the use of emulsified diesel fuel and/or particulate matter traps for off-road heavy-duty diesel equipment to reduce nitrogen oxide emissions.</p> <p>4.8MM-2g Open burning of removed vegetation shall be prohibited. Vegetative material shall be chipped or delivered to waste or energy facilities.</p>	
4.8I-3	Impacts associated with the release of Toxic Air Contaminants.	PS	Implement Mitigation Measures 4.8MM-2b through -2g.	LS
4.8I-4	Construction-related impacts resulting from the presence of naturally-occurring asbestos on the project site.	LS	None required.	N/A
4.8I-5	Cumulative air quality impacts.	S	<p>4.8MM-5a Prior to approval of Improvement Plans, the City Engineer shall ensure that the following measures are included in the improvement plans:</p> <ul style="list-style-type: none"> CC&R's shall encourage only electric or battery powered lawn mowers and landscape maintenance equipment at residences. Because the project cannot implement sufficient on-site measures to reduce long-term operational 	SU

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		<p>impacts, the project shall implement or participate in the PCAPCD's offsite mitigation program to reduce emissions to the extent feasible. The off-site mitigation program currently is based on a fee of \$13,600 per ton of ROG or NO_x to be offset, calculated on the basis of a 180-day ozone season. Based on the URBEMIS-2002 results shown in Table 4.8-3, the estimated offset fee would be \$16,646 and \$5,630 for the Vista Oaks development and Highlands Parcel A development, respectively.</p> <p>4.8MM-5b Prior to issuance of building permit, the Building Official shall ensure that the following measures are included:</p> <ul style="list-style-type: none"> • Natural gas lines shall be stubbed out in residential backyards to reduce the use of charcoal briquettes and lighter fluid. • Only EPA-Certified Phase II woodburning devices shall be allowed in single-family residences. The emission potential from each residence should not exceed 7.5 grams per hour. <p>4.8MM-5c In addition to the mitigation measures listed above, the City shall ensure that all applicable source control measures from the PCAPCD Air Quality Attainment Plan that are under the direct control of the City of Rocklin are implemented in association with the project.</p>	

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
4.9 Noise			
4.9I-1 Construction-related impacts associated with temporarily increased noise levels at existing noise-sensitive land uses.	PS	<p>4.9MM-1a The applicant/developer shall include the following mitigation measures on the improvement plans to be approved by the City Engineer prior to the approval of the improvement plans or initiation of any grading or construction activity.</p> <ul style="list-style-type: none"> • As stated in the Southeast Rocklin Circulation Element policy 48, mufflers shall be installed on all equipment with high noise potential. The equipment shall be turned off when not in use; and • Equipment warm up areas, water tanks, and equipment storage areas shall be located in areas as far away from existing residences as is feasible. <p>4.9MM-1b The project applicant shall comply with the City of Rocklin Construction Noise Compatibility Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the City Engineer or Building Official.</p> <p>And, Implement 4.5MM-7, which requires a blasting permit</p>	LS

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		<i>and schedule. Obtaining a permit ensures the proper process for notification when blasting, and also ensures that the blasting area is “covered” during blasting operations to muffle noise levels and minimize any overblast.</i>	
4.9I-2 Traffic-related noise exceeding acceptable levels at proposed residential outdoor activity areas.	Highlands Parcel A – LS	<i>None required.</i>	N/A
	Vista Oaks – PS	<p>The following mitigation measures are identified for the Vista Oaks project.</p> <p>4.9MM-2 <i>The applicant/developer shall include the following noise reduction measures on the improvement plans to be approved by the City Engineer prior to any grading or construction activities:</i></p> <ul style="list-style-type: none"> • <i>Phase I area: A property line barrier 14-feet high shall be required for the Phase I area along the south I-80 right-of-way (ROW) (north side of China Garden Road) in front of the first row of lots facing I-80 in order to meet the lower limit exterior noise level of 60 dB L_{dn}. The barrier shall connect with the existing 14-foot noise barrier to the east (as shown in Figure 4.9-3, Barrier B-1). In addition, the barrier shall extend approximately 300 feet to the west of lot</i> 	LS

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		<p>#23 (west end of Parcel E park site) to prevent sound flanking. Figure 4.9-4 shows barrier locations. The noise barrier shall be constructed in conjunction with the subdivision improvements, prior to the initiation of home construction. If revisions are made to the grading plan, then the noise analysis must be similarly revised.</p> <ul style="list-style-type: none"> • <u>Phase II area:</u> In order to reduce traffic noise levels to 60 L_{dn}, a noise barrier 6 feet in height shall be required to extend west of the terminus of the 14-foot barrier, which is required for the Phase I area (as shown in Figure 4.9-3, Barrier B-2). The noise barrier shall be extended 100 feet past the western terminus of the Phase I area. The noise barrier shall be constructed in conjunction with the subdivision improvements and completed prior to occupancy of residences. If revisions are made to the grading plan, then the noise analysis must be similarly revised. • <u>Phase III area:</u> In order to comply with the 60 dB L_{dn} exterior noise level standard for the Phase III area, a noise barrier shall be constructed along I-80 and the Highway 65 on-ramp to I-80 as shown in Figure 4.9-3 (Barrier B-3). The barrier shall be located at the ROW, and shall be 13 feet in height. The noise 	

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		<p><i>barrier shall be constructed in conjunction with the subdivision improvements and completed prior to occupancy of residences. If revisions are made to the grading plan, then the noise analysis must be similarly revised.</i></p> <p><i>-Or-</i></p> <p><i>Within the Phase III site, patio barriers shall be constructed along the back yard lot lines of Lots 70 through 79, 99, and 100. The walls shall be placed between the outdoor activity areas and the I-80 (as shown in Figure 4.9-3, Barrier B-3a). The patio walls shall be made of materials that are at a density of at least 3.5 pounds per square foot, which may include concrete block, pre-cast concrete, stucco, 16-gauge steel. Patio walls shall be constructed to 6 feet in height above each building pad elevation and shall not include unobstructed openings, but may include a solid door or gate to access additional backyard areas. Patio walls shall wrap around 2 feet on all ends. The noise barrier shall be constructed in conjunction with the subdivision improvements and completed prior to occupancy of residences. If revisions are made to the grading plan, then the noise analysis must be similarly revised</i></p>	
4.9I-3 Impacts related to traffic noise	LS	<i>None required.</i>	N/A

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
refraction off sound walls for residences to the north and south of I-80.			
4.9I-4 Future traffic noise impacts on the interior noise threshold for residential uses.	<p>Highlands Parcel A – LS</p> <p>Vista Oaks – PS</p>	<p><i>None required.</i></p> <p>The following mitigation measures are identified for the Vista Oaks project.</p> <p>4.9MM-4 <i>Prior to approval of the final map, the map shall indicate that all residences proposed within the Phase I area consist of a single-story design.</i></p> <p><i>-Or-</i></p> <p><i>As an alternative, the following construction requirements per the latest edition of the Uniform Building Code shall be included in all residences within the Phase I area. The construction requirements are applicable to all second-floor facades with exposure to I-80.</i></p> <ul style="list-style-type: none"> <i>Air conditioning or mechanical ventilation systems are installed so that windows and doors may remain closed.</i> 	<p>N/A</p> <p>LS</p>

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		<ul style="list-style-type: none"> • Windows and sliding glass doors are mounted in low air infiltration rate frames (0.5 cfm or less, per ANSI specifications). • Exterior doors are solid core with perimeter weather-stripping and threshold seals. • Exterior walls consist of 3-coat stucco, wood siding with an underlayer of plywood sheeting, or brick veneer. • Glass in both windows and doors should not exceed 20% of the floor area in a room. For example, in a 10-foot by 10-foot room (10 x 10 = 100 square feet), there would be no more than 20 square feet of glass (20% x 100 = 20). • Windows should have a Sound Transmission Classification (STC) rating of at least 35. • Roof or attic vents facing the noise source of concern shall be boxed. 	
4.9I-5 Increased traffic noise levels along China Garden Road.	LS	<i>None required.</i>	N/A
4.9I-6 Noise impacts to the proposed active park.	LS	<i>None required.</i>	N/A
4.9I-7 Cumulative impacts associated with increased noise levels on noise-sensitive land uses.	LS	<i>None required.</i>	N/A
4.10 Cultural Resources			

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<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
4.10I-1 Impacts to known cultural resources as a result of construction activities.	PS	<p>The following measure is identified for the Vista Oaks project:</p> <p><i>4-10MM-1a Prior to any grading or construction activity the applicant/developer shall retain a qualified archeologist to consult with the Community Development Director in preparing, adopting, and implementing a data recovery program for historic site PA-89-32.</i></p> <p>The following measure is identified for the Highlands Parcel A project:</p> <p><i>4-10MM-1b Prior to any grading or construction activity, the Community Development Director shall ensure that the applicant/developer, in consultation with a qualified archeologist, erects orange construction fencing which fully encloses the three eligible components of prehistoric site CA-PLA-515/H and the ridge-top component of the prehistoric site Highlands #2 in order to prevent vehicular and pedestrian access during construction. Placement of the fencing shall be determined by a qualified archaeologist. Either subsequent to or in place of the orange construction fencing, a six-foot high permanent fence designed to restrict pedestrian and vehicular access shall be placed around the perimeter(s), and a locked gate shall be installed in the same perimeter fencing. Placement and erection of the fencing shall be monitored by the archaeologist. In addition, the applicant/developer shall prepare a long-term resource management plan,</i></p>	LS

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		<p><i>which allocates responsibility for preservation in perpetuity, including but not limited to, fence maintenance, weed abatement, and shall identify funding sources and responsible parties. This plan shall be reviewed and approved by the Community Development Director prior to any grading or construction activity.</i></p> <p><i>- Or -</i></p> <p><i>If fencing and preservation are not considered feasible as determined by the City of Rocklin, prior to any grading or construction activity the applicant/developer shall retain a qualified archeologist to consult with the Community Development Director in preparing, adopting, and implementing a data recovery program for the three eligible components of prehistoric site CA-PLA-515/H and the ridge-top component of prehistoric site Highlands #2.</i></p> <p><i>4-10MM-1c 1) Because construction of the creek-side trail or road will impact the creek-side component of Highlands #2, archaeological test excavations shall be conducted adjacent to the bedrock milling station to determine if cultural deposits are present and if the location is then eligible for the California Register or qualifies as a "unique archaeological resource" under CEQA. Tests shall be conducted by a qualified archaeologist prior to</i></p>	

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		<p>any ground-disturbing activity in the project area.</p> <p>2) If the creek-side component of Highlands #2 is eligible for the CRHR or qualifies as a “unique archaeological resource” under CEQA, then the Highlands #2 component shall be surrounded with orange construction fencing prior to any ground-disturbing activity on the project area (monitored by a qualified archaeologist) and the trail or road moved up hill (southward) to avoid this component of Highlands #2.</p> <p>- Or -</p> <p>If moving the trail or road southward to avoid this component of Highlands #2 is infeasible as determined by City staff, and the creek-side component of Highlands #2 is eligible for CRHR, the affected component of this archaeological site shall be buried with on-site soil, or, if off-site soil is necessary, it shall be chemically compatible soil. Burial shall occur prior to constructing the trail or road, and the burial shall be monitored by a qualified archaeologist. Once the direct burial is accomplished, construction of the trail or road over the ditch may proceed. Because the Highlands #2 component site is located within a federal botanical mitigation area for Valley elderberry longhorn beetle, other requirements may restrict the mitigation options.</p>	

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		<p>4-10MM-1d Intact segments of the historic ditch AF-31-67-H (CA-PLA-1211-H) shall be surrounded with orange construction fencing prior to any ground-disturbing activity on the project area (monitored by a qualified archaeologist) and the trail or road moved up hill (southward) to avoid AF-31-67-H.</p> <p>-Or-</p> <p>If moving the trail or road southward to avoid the historic ditch is infeasible as determined by City staff, the ditch shall be surrounded with orange construction fencing (monitored by a qualified archaeologist) prior to any ground-disturbing activity on the project area until direct burial of the affected portions of the historic ditch with on-site soil is initiated. If off-site soil must be used, it shall be chemically compatible with the on-site soil. Once the direct burial is accomplished, construction of the trail or road over the ditch may proceed. In addition to placement of orange construction fencing, the archaeologist shall also monitor any direct burial.</p>	
4.10I-2 Impacts to potential paleontological resources as a result of construction activities.	PS	4.10MM-2a During the grading and trenching phases of the Vista Oaks and Highlands Parcel A project sites, a qualified project paleontologist shall monitor the sites in order to assess the potential for discovering paleontological resources. If the potential appears to be minimal as determined the qualified paleontologist, periodic	LS

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		<p><i>monitoring may be made thereafter.</i></p> <p><i>4.10MM2b Heavy equipment operators shall be briefed by the project paleontologist to gain awareness of visual identification techniques in order to identify potential paleontological resources.</i></p> <p><i>4.10MM2c If any paleontological resources are discovered during construction activities, all work shall be halted in the vicinity of the find and the project paleontologist shall be consulted and the City's Community Development Director shall be notified. Upon determining the significance of the resource, the consulting paleontologist, in coordination with the City, shall determine the appropriate actions to be taken, which may include excavation. A note requiring compliance with this measure shall be indicated on construction drawings and in construction contracts for the review and approval of the Engineering Division prior to any grading or construction activity or approval of Improvement Plans.</i></p>	
4.10I-3 Increases in vandalism and artifact collecting as a result of additional residences in the immediate vicinity of valuable cultural resources.	PS	Implement Mitigation Measures 4.10MM-1a and 1b.	LS
4.10I-4 Inadvertent discovery of	PS	<i>4-10MM-4a If during construction outside of the areas designated as</i>	LS

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unknown prehistoric or historic cultural resources, or the discovery of human remains, due to construction activity.		CA-PLA-515/H, Highlands #2, or AF-31-67-H, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and an appropriate Native American representative shall be immediately notified per Southeast Rocklin Circulation Element 47. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or a unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtain from the Indian Community within 72 hours (excluding weekends and State and federal holidays) or its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites,	

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		<p>such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor a unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1. A note requiring compliance with this measure shall be indicated on construction drawings and in construction contracts for the review and approval of the Engineering Division prior to any grading or construction activity.</p> <p>4-10MM-4b Should human remains be found, then the Coroner's office shall be immediately contacted and all work halted until final disposition is made by the Coroner. Should the remains be determined to be of Native American descent, then the Native American Heritage Commission shall be consulted to determine the appropriate disposition of such remains. A note requiring compliance with this measure shall be indicated on construction drawings and in construction contracts for the review and approval of the Engineering Division prior to any grading or</p>	

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		<i>construction activity.</i>	
4.10I-5 Regional loss of cultural resources in Placer County due to cumulative development in the Secret Ravine watershed in conjunction with development of the proposed project.	LS	<i>None required.</i>	N/A
Mitigation Measures from Initial Study			
VII(h). The proposed projects could potentially expose people or structures to wildland fires.	PS	<p><i>VII-1. Prior to the recording of any final maps associated with the Vista Oaks or Highlands Parcel A projects, the Rocklin Fire Department shall ensure that the project applicant complies with mitigation measures, including but not limited to the following, to reduce impacts associated with fire hazards:</i></p> <ul style="list-style-type: none"> • <i>Adequate emergency vehicle access shall be provided to the open space areas as required by the Rocklin Fire Department. This issue shall be addressed prior to the approval of any tentative maps and be implemented with the improvement plans of the projects; and</i> • <i>An Open Space Management Plan shall be prepared by the project applicants and approved by the City of Rocklin prior to recording of any final maps for the projects. The Open Space Management Plan shall include a Fuels Modification Plan. The Homeowners</i> 	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

<i>Impact</i>	<i>Level of Significance prior to Mitigation</i>	<i>Mitigation Measures</i>	<i>Level of Significance after Mitigation</i>
		<p><i>Association, within all open space parcels that are not dedicated to the City, must carry out implementation of the Open Space Management Plan.</i></p> <p><i>VII-2. Prior to issuance of final building permits associated with the Vista Oaks or Highlands Parcel A projects, the Rocklin Fire Department shall ensure that the project applicant complies with mitigation measures, included but not limited to the following, to reduce impacts associated with fire hazards:</i></p> <ul style="list-style-type: none"> <i>• The projects shall comply with the provisions of the Uniform Fire Code, as adopted by the City of Rocklin and the Rocklin Municipal Code;</i> <i>• Where residential structures are developed, all portions of the exterior first floor shall be within one hundred fifty (150) feet of the public right-of-way. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This mitigation measure shall be implemented at the time of approval of building permits; and</i> <i>• The projects shall comply with the City of Rocklin construction tax.</i> 	

NI = No Impact; N/A = Not Applicable; LS = Less-than-Significant; PS = Potentially Significant; S = Significant; SU = Significant and Unavoidable